

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Thurston County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$6,477,356**

PJ's Size Grouping*: **C**

PJ Since (FY): **2003**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:		PJs in State: 15					
% of Funds Committed	85.89 %	99.07 %	15	96.48 %	5	3	
% of Funds Disbursed	79.05 %	94.53 %	15	89.00 %	12	10	
Leveraging Ratio for Rental Activities	4.76	7.16	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	95.18 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	68.52 %	79.47 %	11	70.99 %	32	36	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.62 %	93.05 %	4	81.75 %	86	90	
% of 0-30% AMI Renters to All Renters***	88.10 %	63.22 %	2	45.84 %	96	98	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.92 %	1	96.12 %	100	100	
Overall Ranking:			In State: 6 / 15	Nationally:	91	94	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$24,911	\$26,702		\$27,889	42 Units	4.20 %	
Homebuyer Unit	\$9,725	\$20,002		\$15,632	30 Units	3.00 %	
Homeowner-Rehab Unit	\$18,834	\$20,773		\$21,037	43 Units	4.30 %	
TBRA Unit	\$2,792	\$1,862		\$3,206	894 Units	88.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Thurston County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$43,961	\$192,902	\$19,297
\$119,029	\$121,360	\$26,858
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	73.8	86.7	97.7	73.0
Black/African American:	9.5	6.7	2.3	2.7
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	2.4	0.0	0.0	2.7
American Indian/Alaska Native and White:	0.0	0.0	0.0	2.7
Asian and White:	2.4	0.0	0.0	5.4
Black/African American and White:	2.4	3.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	7.1	3.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.4	0.0	0.0	13.5
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HOUSEHOLD SIZE:

1 Person:	57.1	16.7	27.9	70.3
2 Persons:	16.7	10.0	27.9	8.1
3 Persons:	21.4	30.0	11.6	16.2
4 Persons:	4.8	20.0	20.9	5.4
5 Persons:	0.0	16.7	7.0	0.0
6 Persons:	0.0	3.3	2.3	0.0
7 Persons:	0.0	3.3	2.3	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	61.9	13.3	16.3	62.2
Elderly:	4.8	6.7	27.9	8.1
Related/Single Parent:	26.2	50.0	23.3	13.5
Related/Two Parent:	7.1	26.7	23.3	13.5
Other:	0.0	3.3	9.3	2.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	31.0	13.3 [#]
HOME TBRA:	4.8	
Other:	52.4	
No Assistance:	11.9	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Thurston County Consortium

State: WA

Group Rank: 91
 (Percentile)

State Rank: 6 / 15 PJs

Overall Rank: 94
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	68.52	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.62	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.48	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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